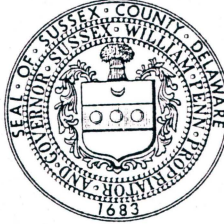


Sussex County
Planning & Zoning Commission
P.O. Box 417
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302-855-7878
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John L. Allen, Chairman
Robert C. Wheatley, Vice-Chairman
W. Layton Johnson
Ronald P. Lynch
Benjamin Gordy
Lawrence B. Lank, Director

MAY 22, 2003

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, MAY 22, 2003, at 7:00 P.M., in the County Council Chambers, County Administrative Office Building, Georgetown, Delaware.

AGENDA

- I. Call to Order
- II. Approval of Agenda
- III. Approval of Minutes of May 8, 2003
- IV. Public Hearings
 1. Subdivision #2003-1 -- Donald Collins BG
 2. Subdivision #2003-2 -- Wolfe Properties, Inc. BG
 3. C/Z #1503 -- RDM, Inc. (Warrington Properties, LLC) RL
 4. C/Z #1505 -- Nanticoke Tribe #21/Improved Order of Redmen LJ
 5. C/Z #1506 -- Delaware Pulpwood Co. JA
- V. Old Business
 1. Subdivision #2002-38 -- Keith Properties, Inc. Preliminary RL
 2. Subdivision #2002-7 -- Covington Chase, L.L.C. Final LJ
 3. Subdivision #2002-44 -- Junior Armiger Preliminary RW
 4. Subdivision #2002-49 -- HM Properties Preliminary LJ
 5. C/Z #1499 -- Caldera-Indian River II, LLC RL

6. C/Z #1502 -- DOC Properties, LLC RL
7. C/Z #1504 -- Ruggiero Development Group, L.L.C. RL
- VI. Other Business
1. Swann Cove/Fenwick Plaza MR/RPC RL
Site Plan - Route 54
2. Route 24 Professional Center RL
Commercial Site Plan - Route 24
3. Eric James LJ
C/U #1478 - Site Plan - Road 48
4. Creekwood - Parcel C RL
Commercial Site Plan - Route One
5. Word of Hope Church LJ
Site Plan - Route 9
6. Bill and Anita Werner RL
Lot and 50' Right of Way - Route 54

Pursuant to 29 Del.C. § 10004 (e) (2) Agenda items as listed may not be considered in sequence. This Agenda is subject to change to include additional items including Executive Sessions or the deletion of items including Executive Sessions, which arise at the time of the Meeting.

POSTED: MAY 9, 2003

1. Subdivision #2003-1 -- application of **DONALD COLLINS** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Dagsboro Hundred, Sussex County, by dividing 27.65 acres into 28 lots, located west of Road 412, 1,703 feet south of Road 433.
2. Subdivision #2003-2 -- application of **WOLFE PROPERTIES, INC.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Little Creek Hundred, Sussex County, by dividing 50.04 acres into 10 lots, located west of Road 453, 290 feet south of Road 454.
3. C/Z #1503 -- application of **RDM, INC. (WARRINGTON PROPERTIES, LLC)** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a MR-RPC Medium Density Residential District-Residential Planned Community for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, land lying east of Road 274 (Old Landing Road) 1.4 miles south of Road 275 (Warrington Road), to be located on 139.32 acres, more or less.
4. C/Z #1505 -- application of **NANTICOKE TRIBE #21/IMPROVED ORDER OF REDMEN** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a C-1 General Commercial District for a certain parcel of land lying and being in Georgetown Hundred, Sussex County, land lying southwest of U.S. Route 113, 0.3 mile northwest of Road 431, to be located on 1.407 acres, more or less.
5. C/Z #1506 -- application of **DELAWARE PULPWOOD CO.** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a C-1 General Commercial District for a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, land lying at the northeast corner of U.S. Route 113 and Road 207 (Johnson Road), to be located on 1.4 acres, more or less.

OLD BUSINESS

1. Subdivision #2002-38 -- application of **KEITH PROPERTIES, INC.** to consider the Subdivision of land in a MR Medium Density Residential District in Baltimore Hundred, Sussex County, by dividing 22.02 acres into 42 lots, located south of Route 54, 450 feet southeast of Road 58B.
2. Subdivision #2002-7 -- application of **COVINGTON CHASE, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 69.72 acres into 57 lots, located at the northeast corner of the intersection of Road 264 and Delaware Route One.

3. Subdivision #2002-44 -- application of **JUNIOR ARMIGER** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broad Creek Hundred, Sussex County, by dividing 47.93 acres into 41 lots, located at the south end of Armiger Drive, 380 feet southeast of Grace Circle within Hill N Dale Subdivision on the east side of Road 490.
4. Subdivision #2002-49 -- application of **HM PROPERTIES** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 222.20 acres into 301 lots, located east and west of Route 5, 1,180 feet southeast of Road 307.
5. C/Z #1499 -- application of **CALDERA-INDIAN RIVER II, LLC** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to an AR-1-RPC Agricultural Residential District-Residential Planned Community for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, land lying at the north end of Road 346B, 0.5 mile north of Road 346, to be located on 70.03 acres, more or less.
6. C/Z #1502 -- application of **DOC PROPERTIES, LLC** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to an AR-1/RPC Agricultural Residential District/Residential Planned Community for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, land lying east of Route 387, approximately 0.3 mile north of Route 388, to be located on 72.18 acres, more or less.
7. C/Z #1504 -- application of **RUGGIERO DEVELOPMENT GROUP, L.L.C.** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a MR-RPC Medium Density Residential District-Residential Planned Community for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, land lying west of Route 348 (Iron's Lane) 0.8 mile north of Road 346, to be located on 22.5737 acres, more or less.